

An
Coimisiún
Pleanála

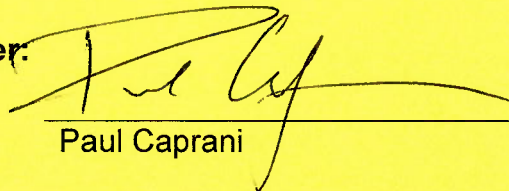
Direction
CD-020045-25
ABP-320135-24

The submissions on this file and the Inspector's report were considered at a meeting held on 25th June 2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Paul Caprani

Date: June 25th 2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed fenestration arrangements on the proposed three-storey unit is materially different from the fenestration arrangements on the two-storey structure which has the benefit of planning permission under planning reference 21/6144. The proposed fenestration arrangement for the three-storey structure including the incorporation of oriel windows, which appear to extend beyond the red line boundary of the site, results a poor aspect and gives rise to inadequate daylight and sunlight penetration and therefore inadequate levels of internal natural illumination within the proposed rooms. The proposed development would therefore provide substandard levels of amenity for future residents and would therefore be contrary to the proper planning and sustainable development of the area.